

January 14, 2010

**MINUTES OF A REGULAR MEETING  
OF THE AIRPORT COMMISSION**

**1. CALL TO ORDER**

The Torrance Airport Commission convened in a regular session on Thursday, January 14, 2010 at 7:00 p.m. in the West Annex meeting room at Torrance City Hall.

**2. ROLL CALL**

Present: Commissioners Adams, Dingman, Fitch, Jacobsen, Tymczyszyn, and Chairperson Donnellan.

Absent: Commissioner Phillips.

Also Present: Facility Operations Manager Megerdichian, Business Manager Williams, and Assistant to the City Manager Sunshine.

**MOTION:** Commissioner Fitch moved to grant Commissioner Phillips an excused absence for the January 14, 2010 Airport Commission meeting. Commissioner Tymczyszyn seconded the motion; a voice vote reflected unanimous approval.

**3. FLAG SALUTE**

Commissioner Adams led the Pledge of Allegiance.

**4. AFFIDAVIT OF AGENDA POSTING**

**MOTION:** Commissioner Dingman, seconded by Commissioner Adams, moved to accept and file the report of the City Clerk on the posting of the agenda for this meeting; a voice vote reflected unanimous approval (absent Commissioner Phillips).

**5. APPROVAL OF MINUTES**

**5A. MINUTES OF NOVEMBER 12, 2009**

**MOTION:** Commissioner Fitch moved for the approval of the November 12, 2009 Airport Commission meeting minutes as submitted. Commissioner Dingman seconded the motion; a voice vote reflected unanimous approval (absent Commissioner Phillips).

**6. ORAL COMMUNICATIONS #1 AND ANNOUNCEMENTS**

**6A.** Commissioner Fitch announced that the ad hoc Council Committee for Commission Review decided to leave City Commissions as they stand with only minor changes.

**6B.** Commissioner Fitch stated that the Community Development Department approved the first amendment to the noise monitoring system on December 22, 2009.

6C. Facility Operations Manager Megerdichian informed the Commission that this would be Commissioners Adams and Phillips' last meeting as Airport Commissioners.

7. **ACTION ITEMS**

7B. **EXPERIMENTAL AIRCRAFT ASSOCIATION B-17 BOMBER DISPLAY AT ZAMPERINI FIELD APRIL 8-12, 2010**

At Nancy Clinton's request, this item was taken out of order.

Facility Operations Manager Megerdichian introduced the item and welcomed Nancy Clinton, Air Fair Director, Torrance Air Fair Association, Pacific Coast Highway.

Ms. Clinton presented plans for Experimental Aircraft Association (EAA) to display a B-17 Bomber on April 8-12, 2010. She discussed the budget, parking, and sponsorships with Southern California Edison and Daily Breeze. She stated that the static display would be in front of the General Aviation Center and that 17 rides for hire would be offered on April 9, 10, and 11, 2010. She stated that Torrance Air Fair Association (TAFA) receives a percentage of income from rides, merchandise booth, and food booth from EAA that is used for operating expenses.

Commissioner Fitch commended TAFA for coming in under budget last year and received clarification from staff that handicapped parking would be increased this year.

In response to Commissioner Jacobsen's inquiry, Ms. Clinton explained that TAFA is a 501c3 non-profit organization and that any surplus funds would remain in the Airport Aeronautical Fund balance.

Commissioner Adams related his observation that many people were turned away last year and was pleased to see that ground tours would be expanded.

**MOTION:** Commissioner Fitch moved to recommend the Experimental Aircraft Association display of a B-17 Bomber on April 8-12, 2010, that it be exempt from aircraft noise regulations, that the EAA conduct flights for hire, and that the City provide funding in the amount of \$5,742.22. Commissioner Adams seconded the motion; a roll call vote reflected unanimous approval (absent Commissioner Phillips).

7A. **UTILIZATION OF AIRPORT PROPERTY FOR PROPOSED WESTERN FLIGHT MUSEUM PROJECT**

Brian Sunshine, Assistant to the City Manager and Chair, Land Management Team, provided background and a proposal to lease property at the east end of the Airport on a three-phased basis for the development of Western Museum of Flight (WMOF). He stated that it would be a zero rent lease, and briefly discussed the public benefit, the three phases, and options to proceed after each phase.

Paul Nowatka, with the assistance of Cynthia Macha, President/CEO of Western Museum of Flight, provided a power point presentation "Western Museum of Flight Concept Proposal for Future Site" in the material of record. Mr. Nowatka presented WMOF's Vision Statement, history, and mission. He discussed strengths and assets of WMOF that include audience diversity, education programs, substantial collections,

research facilities, flight line activities, volunteer opportunities, lecture series, special events, and successful collaborations.

He provided information about Phase I, the Aircraft Display Parking Area, consisting of 15,000 square feet to accommodate parking for three to four historically significant aircraft. He stated that Phase I is fully funded, completion is expected within four months of final approval, and includes a 24-month option to proceed with Phase II that begins at completion of Phase I.

He discussed Phase II, the Intermediate Museum Facility—a steel, prefabricated, hangar-looking Butler building designed to be a nice facility in the event that fundraising efforts do not allow them to proceed with Phase Three. He stated that cost of construction of the building is approximately \$500,000 and would become a permanent portion of the facility. Phase III, the Permanent Home for WMOF, would include static aircraft display areas, an outdoor picnic/observation area, and a Museum/Educational Center.

Responding to Commissioner Dingman's inquiry, Mr. Nowatka stated that WMOF is very optimistic about raising sufficient funds to proceed with Phase II.

Commissioner Tymczyszyn expressed concern about security and was advised by staff that for safety reasons the facility would be fenced and separate, and the public would not be allowed onto the Airport.

In response to Commissioner Jacobsen's inquiry regarding education mandates, Mr. Nowatka stated that a good portion of the funds that were raised have to be dedicated to the educational program that includes tours and classes.

Responding to Commissioner Jacobsen's inquiry about California Wings, Mr. Nowatka stated that WMOF would work with California Science Center to develop hands-on exhibits.

Commissioner Jacobsen expressed concern about accepting federal funding and Mr. Nowatka responded that any grants that may become available in the future would not obligate the City in any way. He noted that any capital improvements would revert back to the City if WMOF decides not to proceed with Phase II.

In response to Commissioner Fitch's inquiries, Mr. Nowatka stated that WMOF hopes to increase the number of visitors by 300-400%, that the security fencing would match existing fencing, that the current location is approximately 6,000 square feet, and that they currently pay \$8,000 rent per month.

Commissioner Fitch inquired how difficult it might be to acquire a new tenant and Mr. Nowatka responded that it would be up to Torrance Flite Park.

Ralph Martin, President, Torrance Flite Park, advised that the current museum site was actually designed to be two hangars, that they would look for new tenants, and would continue the rent base that the City is used to receiving.

Responding to Commissioner Fitch's inquiries, Land Management Team Chair Sunshine explained that feasibility studies have been built into the options and that

WMOF would have 24 months to fundraise for Phase II and five years to fundraise for Phase III that would commence with completion of Phase II.

Commissioner Tymczyszyn received clarification that the Nike site is not part of the leasehold.

Mr. Nowatka assured Chairperson Donnellan that Phase I site preparation would not impact take-offs, landings, or the ILS and that an exit strategy is being prepared just in case it becomes necessary.

Commissioner Jacobsen expressed concern that the Commission would not be able to provide input after Phase I.

Commissioner Tymczyszyn pointed out that the parcel is unused space and that it is unlikely that the City would ever develop it.

Chairperson Donnellan stated that it would be a quality project and that the Commission would not have anything to weigh in on in regards to Phase II.

Land Management Team Chair Sunshine explained that the lease, if approved by City Council, would be for all three phases and would include options to exercise assuming WMOF meets the criteria of the lease.

**MOTION:** Commissioner Fitch moved to recommend approval of a conceptual plan to lease Airport property on a phased basis for the development of Western Museum of Flight with zero rent to the City and with funding secured for Phase I. Commissioner Adams seconded the motion; a roll call vote reflected unanimous approval (absent Commissioner Phillips).

The Commission was in recess from 8:20 p.m. to 8:35 p.m.

## **8. INFORMATION ITEMS**

### **8A. AERONAUTICAL OPERATIONAL INFORMATION UNDER THE PURVIEW OF THE GENERAL SERVICES DEPARTMENT**

Chairperson Donnellan noted that the following reports for December 2009 and January 2010 were included in the agenda material: Hangar and Tie down Rental Status, Ongoing Projects, December 2009 and January 2010 Meeting Room Schedules, Hangar Waiting List, Events Requiring Emergency Response, and Airfield Operations Status.

Business Manager Williams briefly reviewed Ongoing Projects in Report 2, noting that City Council approval is not needed for a change order for Repair of Three Damaged Hangars.

In response to Commissioner Jacobsen's inquiry, Facility Operations Manager Megerdichian stated that there has been favorable response to hangar application revisions and that there have been some requests for refunds.

**8B. LAND MANAGEMENT REPORT – AERONAUTICAL**

None.

**9. ORAL COMMUNICATIONS #2**

**9A.** It was noted that there was no Noise Abatement Quarterly Report.

**9B.** David Bently, Rolling Hills Estates, expressed safety concerns about an increase in black birds and foxes at the Airport and stated that an aircraft hit a fox on December 22, 2009.

Commissioner Dingman stated that this was the first fox strike that he is aware of in 29 years.

**9C.** Commissioners and staff expressed appreciation to Commissioner Adams for his service on the Commission and bid him a fond farewell.

Commissioner Adams thanked Commissioners and staff and stated that he enjoyed his time on the Commission.

**9D.** Chairperson Donnellan distributed a letter from Joe Arciuch regarding the noise abatement system.

**10. ADJOURNMENT**

**MOTION:** At 9:02 p.m., Commissioner Fitch moved to adjourn the meeting to Thursday, February 11, 2010 in the West Annex meeting room at 7:00 p.m. Commissioner Tymczyszyn seconded the motion and, hearing no objection, Chairperson Donnellan so ordered.

Approved as Amended February 11, 2010 s/ Sue Herbers, City Clerk
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